



August 13, 2014

Item No. 9A

**RECOMMENDATION TO APPROVE ONE (1) DEVELOPMENT TEAM FOR SUBSIDIZED FAMILY  
HOUSING UNIT DELIVERY**

**To the Honorable Board of Commissioners:**

**RECOMMENDATION**

It is recommended that the Board of Commissioners ("Board") authorize the Chief Executive Officer or his designee to approve the below one (1) Development Team for subsidized family housing unit delivery.

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| <b>MIXED FINANCE DEVELOPER</b>               |
| Metropolitan Housing Development Corporation |

The Chief Housing Officer, the Office of the General Counsel and the Department of Procurement and Contracts have completed all necessary due diligence to support the submission of this initiative and recommend the approval of this item accordingly.

**PLAN FORWARD GOAL**

Reimagine the final phase of the Plan for Transformation, coordinating public and private investments to develop healthy, vibrant communities.

**FUNDING**

Not Applicable

**SOLICITATION SUMMARY**

**RFQ Number:** 14-01301

**Solicitation Release Date:** 03/25/14

**Contract Type:** Professional Services

**Days Advertised:** 03/24/14, 03/26/14, 03/28/14

**Contract Period:** Two Years

**Addendum(s):** 04/16/14 & 04/23/14

**Publication(s):** Chicago Sun-Times,  
Chicago Defender, Extra Newspaper,  
BuySpeed and CHA's website

**Pre-Qualification Meeting:** 04/01/14

**Notification to Assist Agencies:** 66

**Solicitation Due Date:** 04/30/14

**Number of Respondents:** 5

**Number of Vendors Solicited:** 298

**Total Number of Respondents Approved:** 4

**Number of Pickups:** 44

**M/W/DBE Participation:** Signed affidavit on file

**Section 3:** Signed affidavit on file

**GENERAL BACKGROUND**

The goal of the pre-qualified developer team (PDT) procurement is to build on CHA's experience of working with private development teams and owners to supply quality housing that enables low-income families to maximize their potential for long-term economic success. The PDT procurement also provides a method to prequalify developers and creates opportunities for the CHA to provide

capital loans with per unit operating subsidy for new construction and rehabilitation of multi-family, mixed income and mixed use projects that directly benefit CHA residents.

The CHA has refined the scope and program features of its PDT procurement, to engage development partners for the acquisition, development and management of mixed income developments and family units with a preference in investing in Opportunity and General Areas. CHA's primary objective is to provide the highest quality housing units for low-income families within diverse and healthy communities.

The selected respondents will be issued a "Letter of Qualification" and have two years from the date of that letter to submit proposals to the CHA. CHA may provide financial investment or enter into long term leases for the units, subject to Board, HUD, or other necessary approvals.

Similarly the newly selected development team procured under this RFQ, No. 14-01301 submitted its qualifications and commitment letters to include mixed income/finance development units. Pre-Qualification status is not required to submit acquisition proposals to the CHA.

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority board policies and all applicable federal (HUD) procurement laws.

The Chief Housing Officer concurs with the recommendation to approve one (1) Development Team for subsidized family housing unit delivery.

The CEO/President recommends the approval of one (1) Development Team for subsidized family housing unit delivery.

**RESOLUTION NO. 2014-CHA-86**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated August 13, 2014 entitled "AUTHORIZATION TO APPROVE ONE (1) DEVELOPMENT TEAM FOR SUBSIDIZED FAMILY HOUSING UNIT DELIVERY

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to approve the below one (1) Development Team for subsidized family housing unit delivery.

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| <b>MIXED FINANCE DEVELOPERS</b>              |
| Metropolitan Housing Development Corporation |



Chicago Housing Authority  
60 E. Van Buren  
Chicago, IL 60605

312-742-8500

[www.thecha.org](http://www.thecha.org)